

# Memo

Date 18/01/2023

To: Warren MacLennan, Manager, Planning - Regional, North, West and Islands  
 From: Alison Pye – Senior Policy Planner, Planning - Regional, North, West and Islands

Subject: **Plan Modification: Clause 20A modification to Auckland Unitary Plan**

Corrections are required to the maps of the Auckland District Plan Hauraki Gulf Islands Section.

I seek your approval of this plan modification pursuant to clause 20A, first schedule, Resource Management Act 1991.

You have delegated authority, as a tier four manager, to make a decision to correct an error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register<sup>1</sup> authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions.

<b>Rule or Section of Hauraki Gulf Island Plan</b>	Planning Maps <b>Hauraki Gulf Island Plan</b>
<b>Subject Site (if applicable)</b>	Map 18 - Sheet 18 Map #2 Map 19 - Sheet 19 Map #2
<b>Legal Description (if applicable)</b>	N/A
<b>Nature of change</b>	<p>A Clause 20A modification is required to the HGI Plan maps to correctly display planning maps 18 and 19.</p> <p>This is needed to correct the following error:          The wrong maps are currently being shown for Sheet 18 map # 2 and Sheet 19 Map #2.</p> <p>Specifically, Sheet 8 map #2 is currently shown in the location where Sheet 18 map #2 should be shown; and Sheet 9 map #2 is currently shown in the location where Sheet 19 map#2 should be shown.</p> <p>[Note that sheet 8 and sheet 9 also occur in their correct location. No correction is required for these]</p> <p><b>Discussion</b>          This change will delete the incorrect maps and insert the correct maps - sheet 18 map #2 and sheet 19 map #2.</p>
<b>Effect of change</b>	<p>The change:</p> <ul style="list-style-type: none"> <li>• is to correct a minor error</li> <li>• is neutral (it would not affect the rights of some members of the public)</li> </ul>

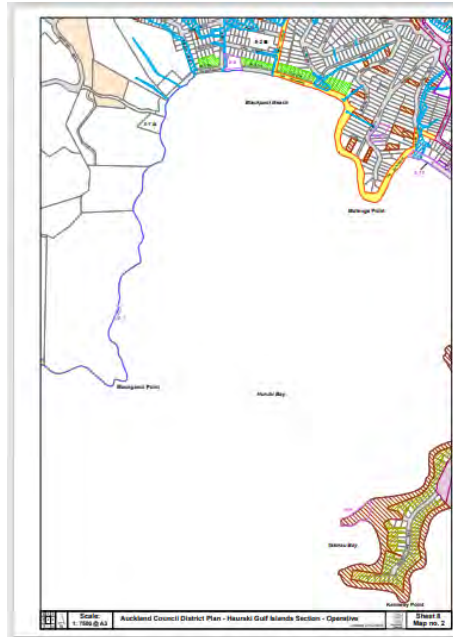
Changes required to be made (text/in-text diagrams)

N/A

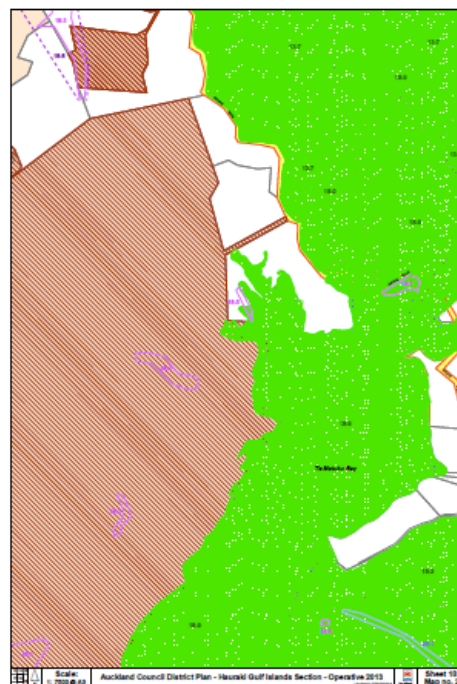
Changes required to be made (maps)

**Amend HGI District Plan Hauraki Gulf Islands section – HGI Plan Inner Island Maps as follows**

- At HGI Plan – Inner Island Planning Maps - **Map 18**
- **delete** the following incorrect map (sheet 8 map #2)



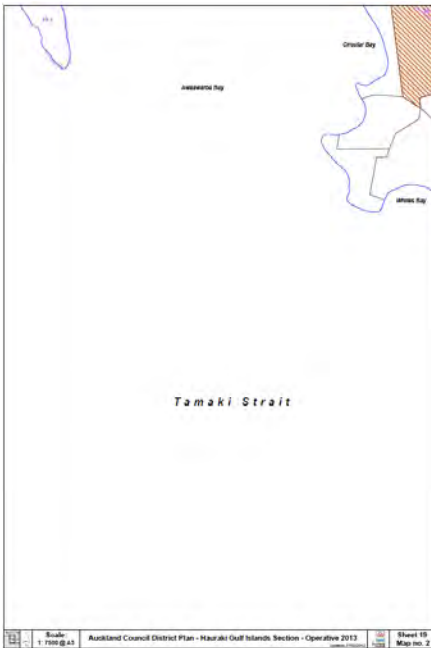
- **replace** the above shown map with the following correct map (Sheet 18 map #2) (a pdf of this map is provided in attachment A to this memo)



- At HGI Plan – Inner Island Planning Maps - **Map 19**
- **delete** the following incorrect map (sheet 9 map #2)






- **replace** the above shown map with the following correct map (Sheet 19 map #2) (a pdf of this map is provided in attachment B to this memo)

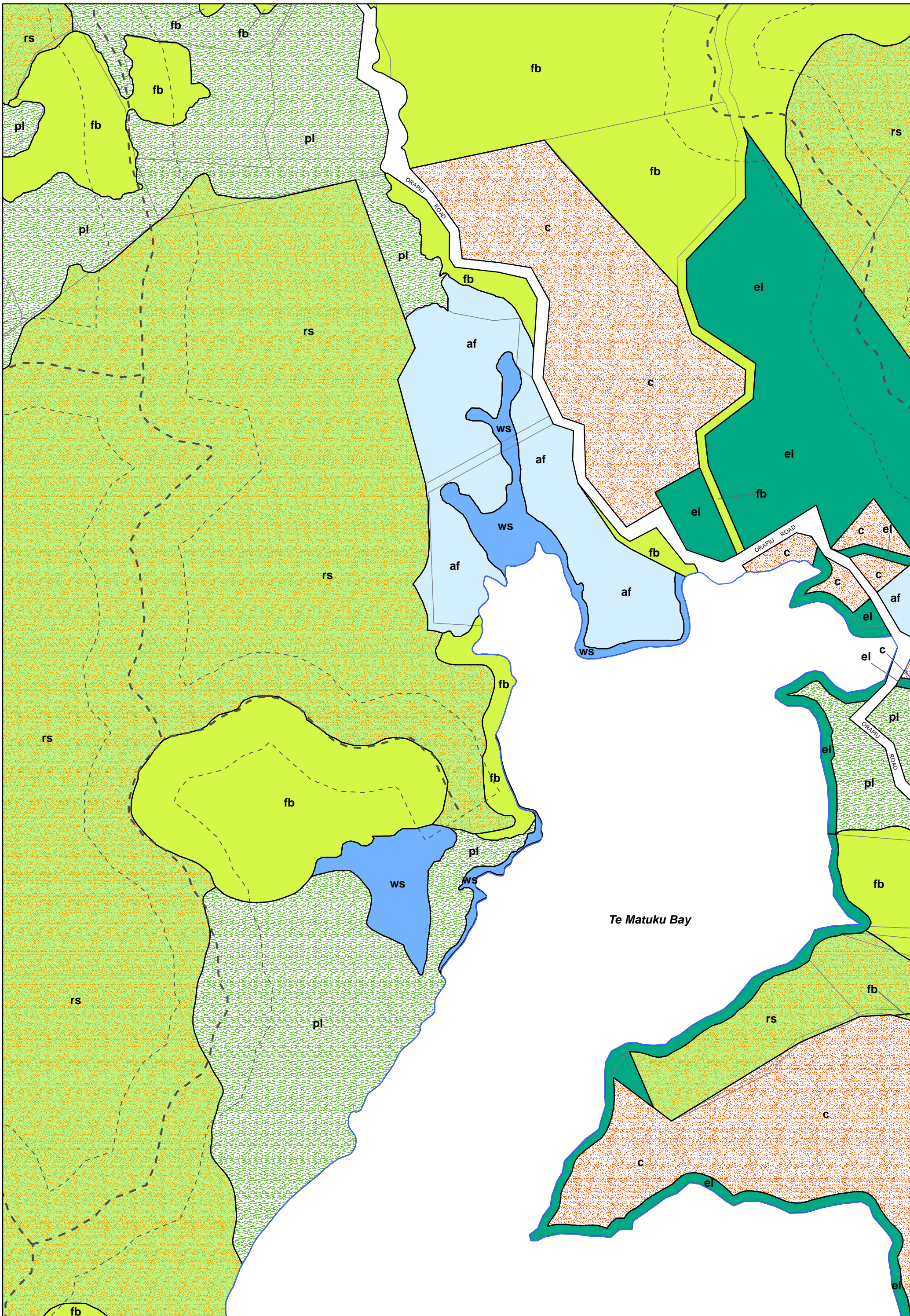


**Attachments**

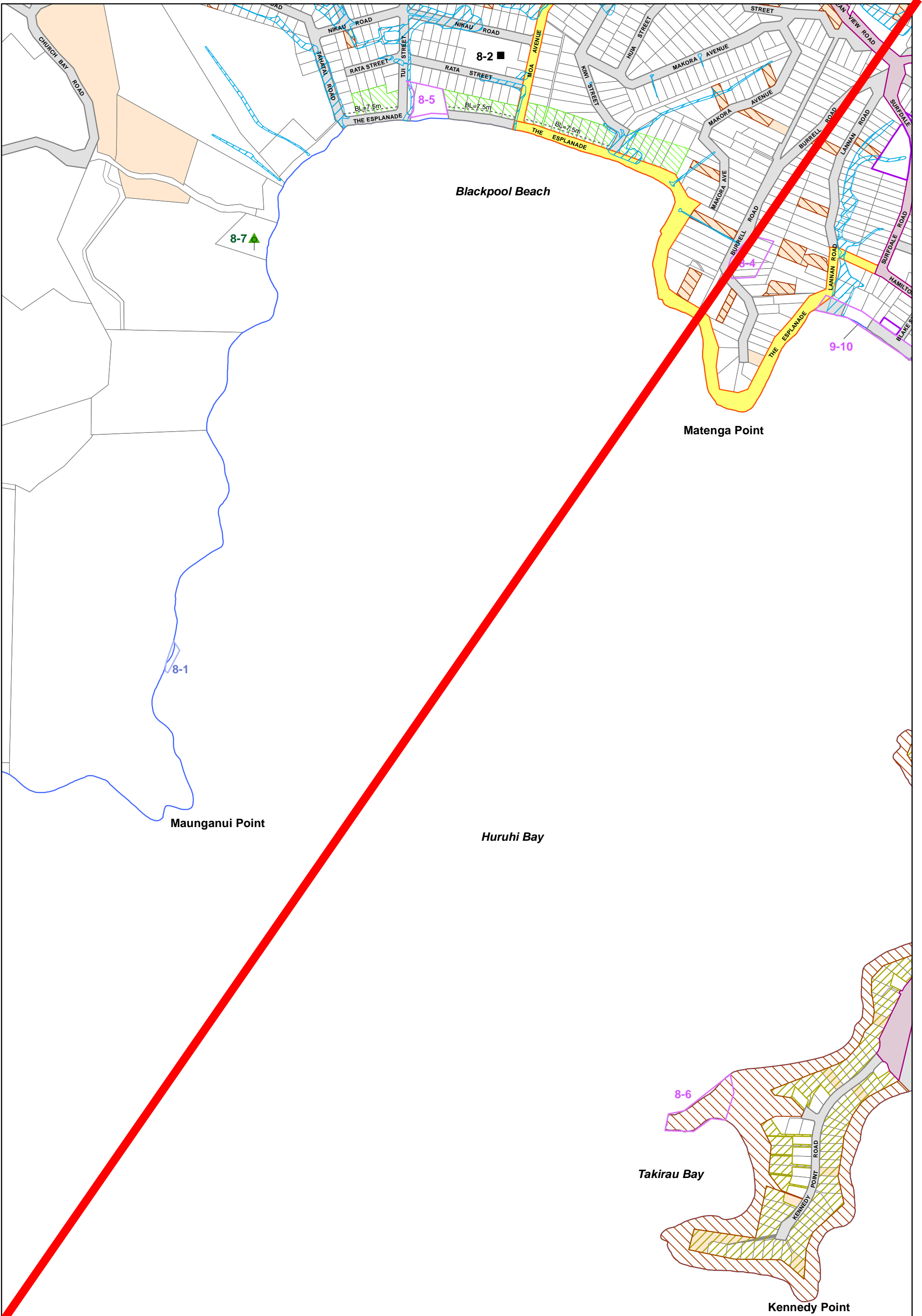
- Attachment A: Correction to HGI Sheet 18 map #2 (Strikethrough & underlined)
- Attachment B: Correction to HGI Sheet 19 map #2 (Strikethrough & underlined)
- Attachment C: Corrected HGI Sheet 18 map #2
- Attachment D: Corrected HGI Sheet 19 map #2

<b>Prepared by:</b> Alison Pye Planner	<b>Text Entered by:</b> Planning Technician
<b>Signature:</b> 	<b>Signature:</b> N/A
<b>Maps prepared by:</b> Geospatial Analyst	<b>Reviewed by:</b> Peter Vari Team Leader, Regional, North, West and Islands
<b>Signature:</b> N/A	<b>Signature:</b> 
<b>Decision:</b> I agree/disagree to authorise the Clause 20A modification using my delegated authority  Warren MacLennan Manager Planning - Regional, North, West and Islands Date: 8 February 2023	
<b>Signature:</b> 	

**Attachment A: Correction to HGI Sheet 18 map #2  
(Strikethrough & underlined)**







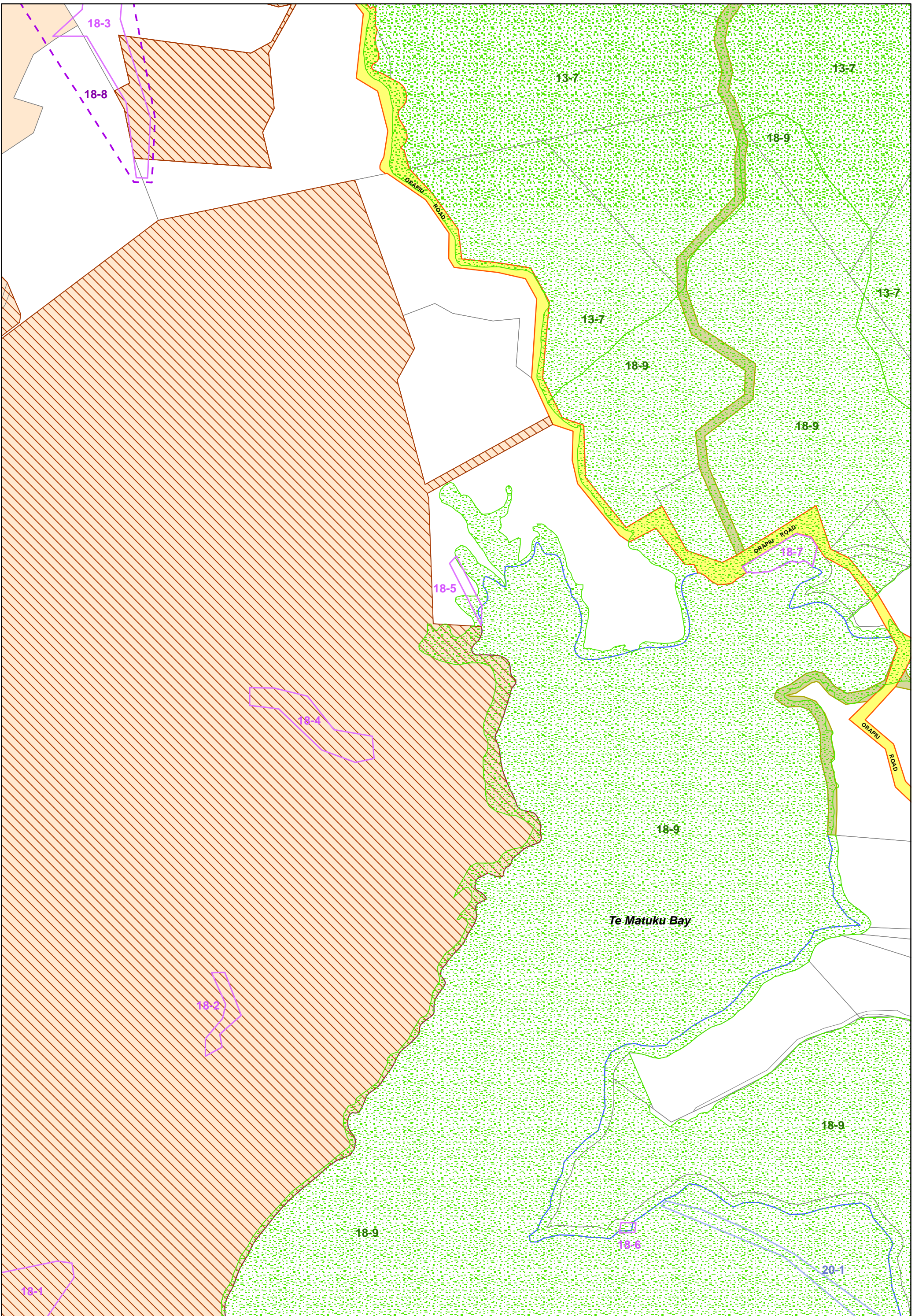
1	2	3
7	8	9
14		

Scale:  
1: 7500 @ A3

Auckland Council District Plan - Hauraki Gulf Islands Section - Operative  
Updated 27/02/2013



Sheet 8  
Map no. 2



12	13	23
17	18	25
19	20	

Scale:  
1: 7500 @ A3

Auckland Council District Plan - Hauraki Gulf Islands Section - Operative 2013



Sheet 18  
Map no. 2

Updated 27/02/2013



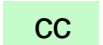

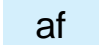




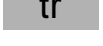







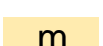










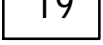

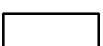

# Auckland Council District Plan Hauraki Gulf Islands Section - Operative

## Legend: Inner islands

### Map 1

 Significant ridgeline area

#### Land units


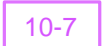

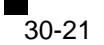


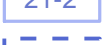


-  Landform 1 (coastal cliffs)
-  Landform 2 (dune systems and sand flats)
-  Landform 3 (alluvial flats)
-  Landform 4 (wetland systems)
-  Landform 5 (productive land)
-  Landform 6 (regenerating slopes)
-  Landform 7 (forest and bush areas)
-  Island residential 1 (traditional residential)
-  Island residential 2 (bush residential)
-  Commercial 1 (Oneroa village)
-  Commercial 2 (Ostend village)
-  Commercial 3 (local shops)
-  Commercial 4 (visitor facilities)
-  Commercial 5 (industrial)
-  Commercial 6 (quarry)
-  Commercial 7 (wharf)
-  Matiatia (gateway)
-  Rural 1 (landscape amenity)
-  Rural 2 (western landscape)
-  Rural 3 (Rakino amenity)
-  Open space 1 (ecology and landscape)
-  Open space 2 (recreation and community facilities)
-  Open space 3 (Rangihoua Park)
-  Open space 4 (marae)
-  Conservation
-  Pakatoa
-  Rotoroa
-  View shafts
-  6.5m Height sensitive areas
-  Land unit boundary

### Map 2






10-12 Map reference number

 Designated land

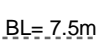





#### Scheduled items


-  Archaeological site
-  Site surrounds for archaeological site(s)
-  Building, object, property or place of special value
-  Conservation Area
-  Site of ecological significance
-  Geological item
-  Site surrounds for geological item
-  Tree
-  Trees







#### Natural hazard areas

-  Flood prone land - type A flood plain
-  Flood prone land - type B flood plain
-  Soil warning area
-  Soil register area
-  Erosion risk zone

#### Other additional limitations



-  Building restriction yard
-  Coastal amenity area
-  Contaminated or potentially contaminated land
-  Development Plan / Concept Plan
-  Boundary of high noise area
-  Airfield

**Roading**  All public roads are subject to a notice of requirement

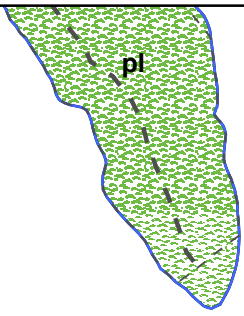
-  Primary road
-  Secondary road
-  Local road
-  Proposed road
-  Unformed road
-  Unformed road - to be closed

### Other

The "updated xx/xx/xxxx" date located bottom right of each sheet is the date that each sheet was updated by Council and not necessarily when the particular change was approved e.g the date on which a consent order was signed.

-  Property boundary
-  Coast

**Attachment B: Correction to HGI Sheet 19 map #2  
(Strikethrough & underlined)**



Awaawaroa Bay

Circular Bay

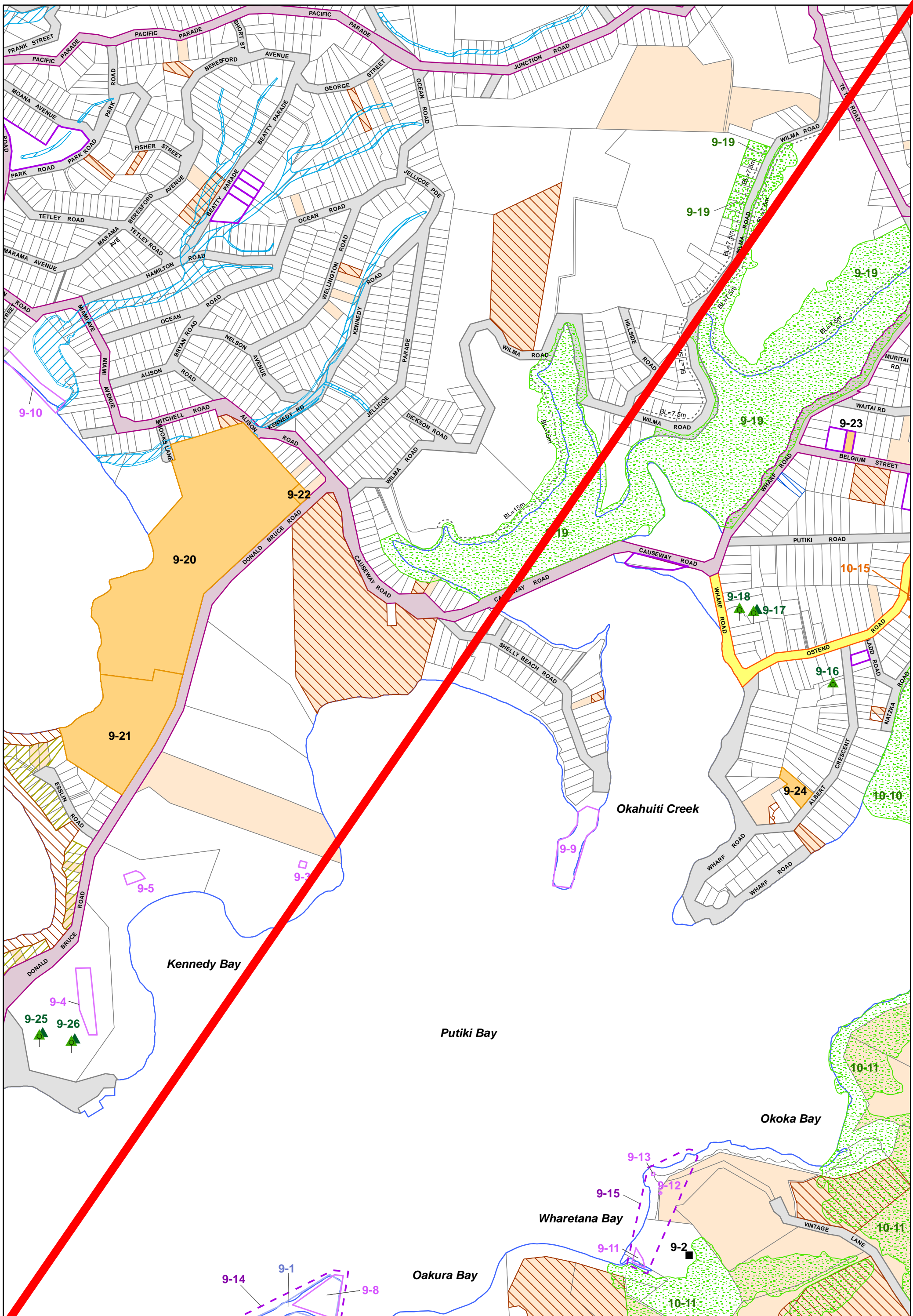
rs

fb

pl

Whites Bay  
fb

# Tamaki Strait



3	4
8	9 10
14	15

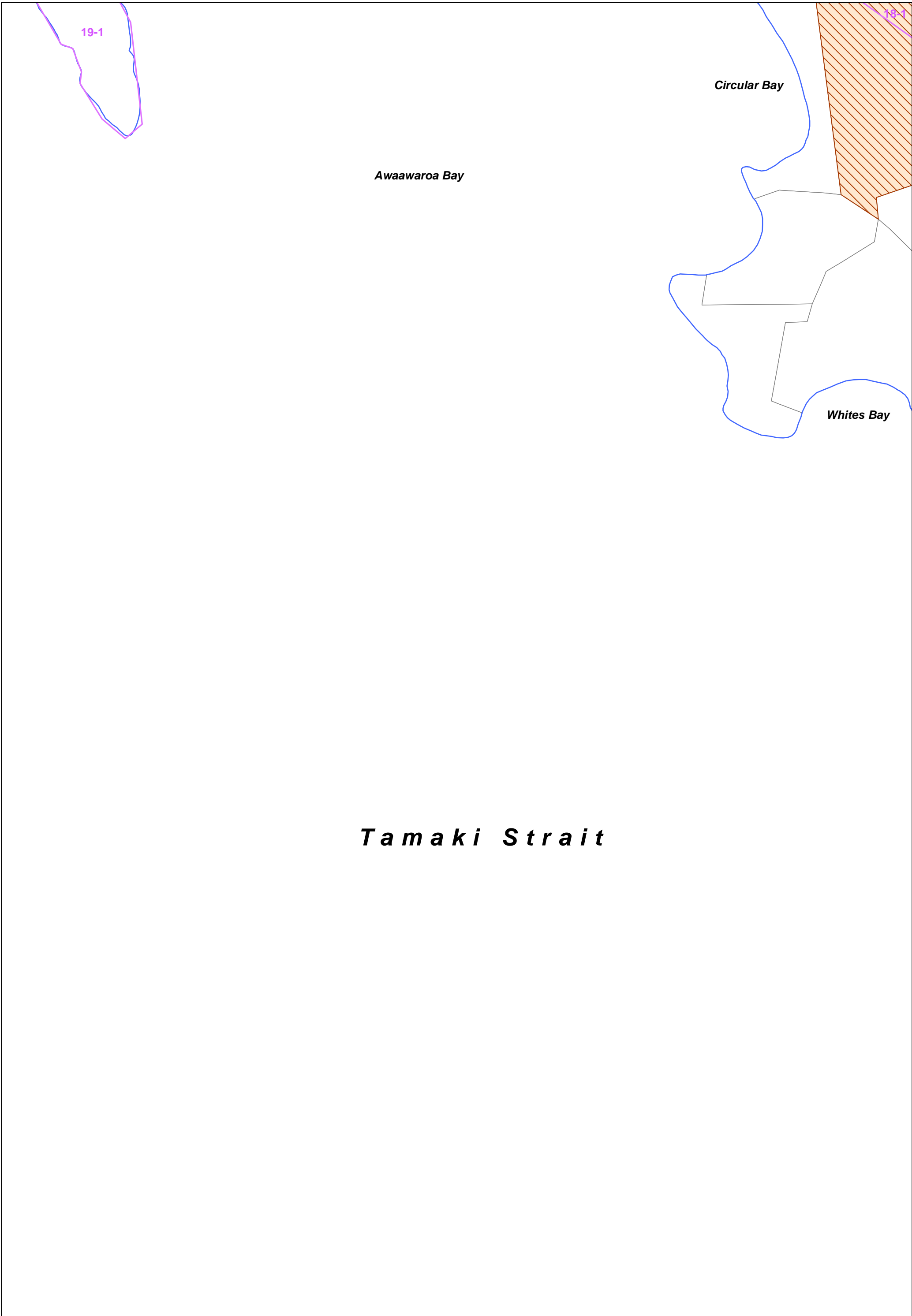
Scale:  
1: 7500 @ A3

**Auckland Council District Plan - Hauraki Gulf Islands Section - Operative**

Updated 27/02/2013



**Sheet 9  
Map no. 2**



19-1

18-1

Circular Bay

Awaawaroa Bay

Whites Bay

*Tamaki Strait*

16	17	18
19	20	

Scale:  
1: 7500 @ A3

Auckland Council District Plan - Hauraki Gulf Islands Section - Operative 2013

Updated 27/02/2013



Sheet 19  
Map no. 2



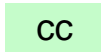







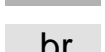
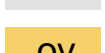

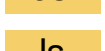



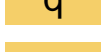

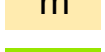












# Auckland Council District Plan Hauraki Gulf Islands Section - Operative

## Legend: Inner islands

### Map 1

 Significant ridgeline area

#### Land units











-  Landform 1 (coastal cliffs)
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-  Open space 4 (marae)
-  Conservation
-  Pakatoa
-  Rotoroa
-  View shafts
-  6.5m Height sensitive areas
-  Land unit boundary

### Map 2




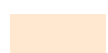


10-12 Map reference number

 Designated land

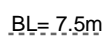





#### Scheduled items


-  Archaeological site
-  Archaeological site
-  Site surrounds for archaeological site(s)
-  Building, object, property or place of special value
-  Conservation Area
-  Site of ecological significance
-  Geological item
-  Site surrounds for geological item
-  Tree
-  Trees



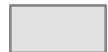



#### Natural hazard areas

-  Flood prone land - type A flood plain
-  Flood prone land - type B flood plain
-  Soil warning area
-  Soil register area
-  Erosion risk zone
-  Erosion risk zone

#### Other additional limitations


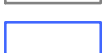
-  Building restriction yard
-  Coastal amenity area
-  Contaminated or potentially contaminated land
-  Development Plan / Concept Plan
-  Boundary of high noise area
-  Airfield

**Roading**  All public roads are subject to a notice of requirement

-  Primary road
-  Secondary road
-  Local road
-  Proposed road
-  Unformed road
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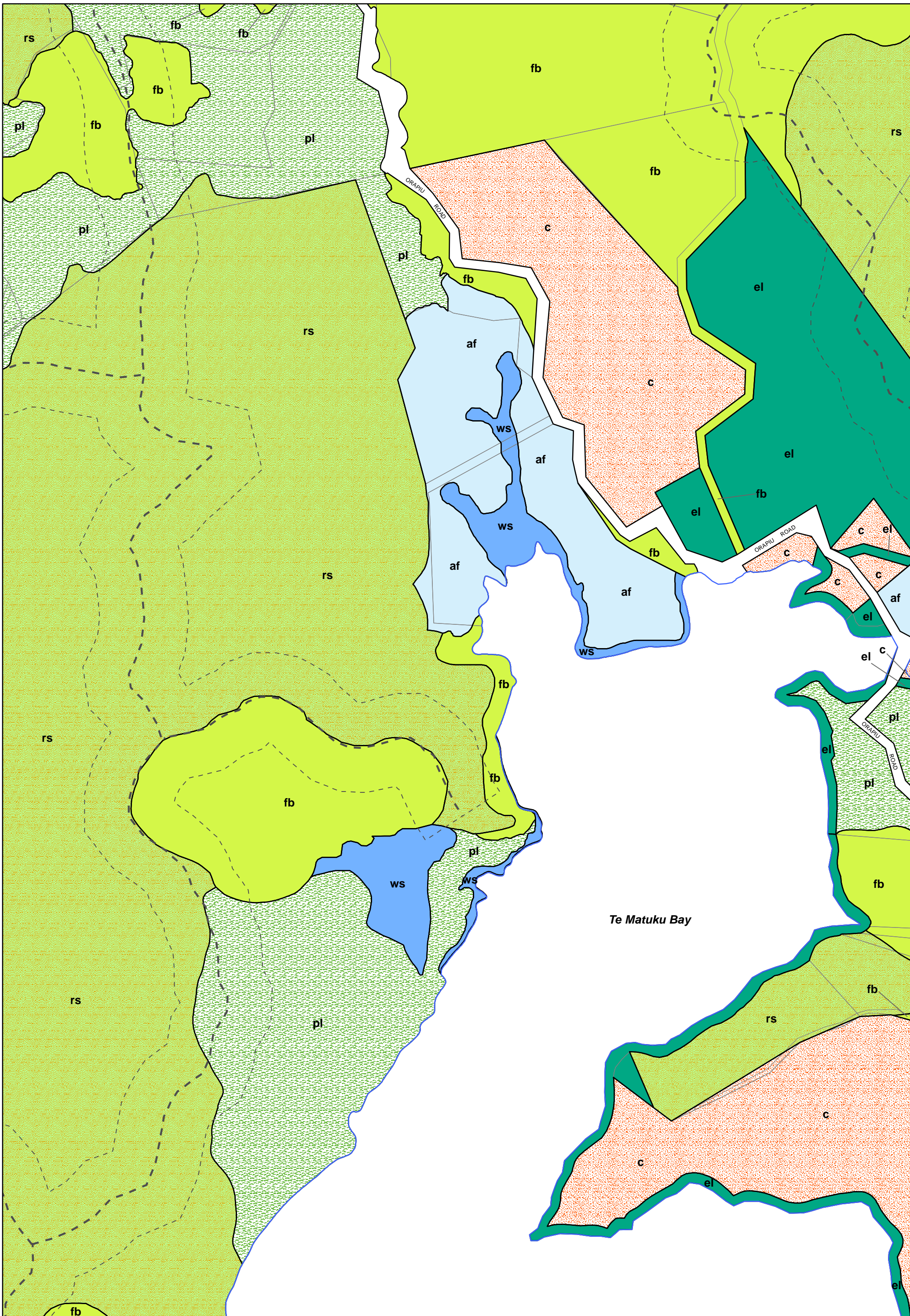
### Other

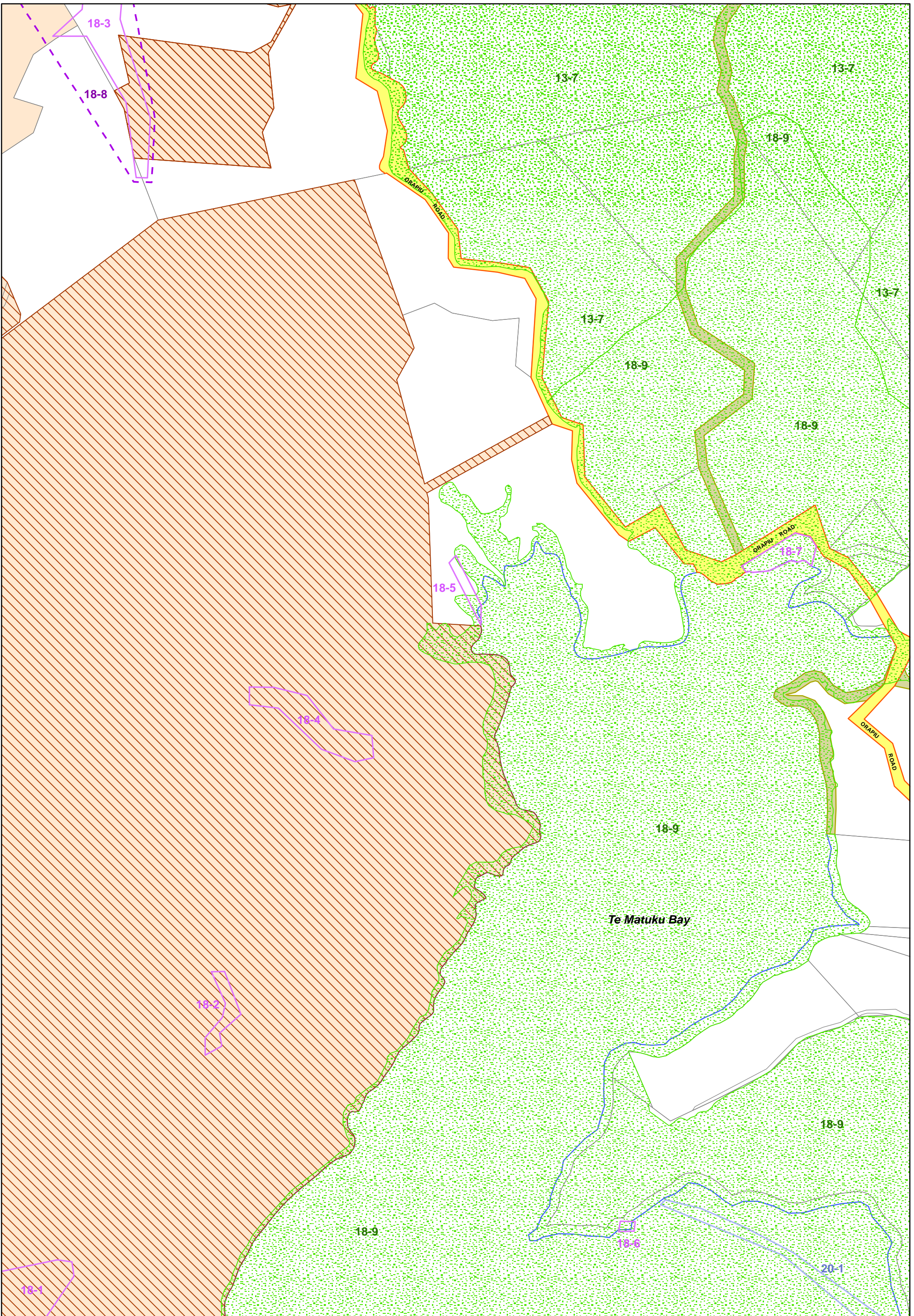
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-  Property boundary
-  Coast



**Attachment C: Corrected HGI Sheet 18 map #2**





12	13	23
17	18	25
19	20	



**Scale:**  
1: 7500 @ A3

**Auckland Council District Plan - Hauraki Gulf Islands Section - Operative 2013**

Updated 27/02/2013



**Sheet 18**  
**Map no. 2**

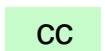









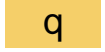











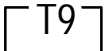

# Auckland Council District Plan Hauraki Gulf Islands Section - Operative

## Legend: Inner islands

### Map 1

 Significant ridgeline area

#### Land units




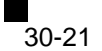

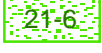




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-  View shafts
-  6.5m Height sensitive areas
-  Land unit boundary

### Map 2







10-12 Map reference number

 Designated land

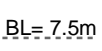





#### Scheduled items


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-  Soil register area
-  Erosion risk zone
-  Erosion risk zone

#### Other additional limitations


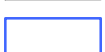
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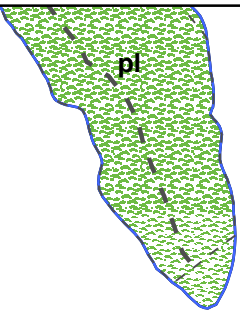
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-  Property boundary
-  Coast

**Attachment D: Corrected HGI Sheet 19 map #2**



Awaawaroa Bay

Circular Bay

rs

fb

pl

Whites Bay  
fb

# Tamaki Strait



19-1

19-1

**Circular Bay**

**Awaawaroa Bay**

**Whites Bay**

***Tamaki Strait***

16	17	18
19	20	



**Scale:**  
1: 7500 @ A3

**Auckland Council District Plan - Hauraki Gulf Islands Section - Operative 2013**

Updated 27/02/2013



**Sheet 19**  
**Map no. 2**

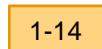


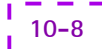
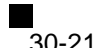
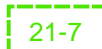
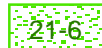
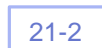
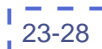




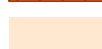


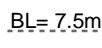








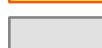
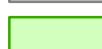


# Auckland Council District Plan Hauraki Gulf Islands Section - Operative

## Legend: Inner islands

### Map 1



-  Significant ridgeline area
  
- Land units**
-  Landform 1 (coastal cliffs)
-  Landform 2 (dune systems and sand flats)
-  Landform 3 (alluvial flats)
-  Landform 4 (wetland systems)
-  Landform 5 (productive land)
-  Landform 6 (regenerating slopes)
-  Landform 7 (forest and bush areas)
-  Island residential 1 (traditional residential)
-  Island residential 2 (bush residential)
-  Commercial 1 (Oneroa village)
-  Commercial 2 (Ostend village)
-  Commercial 3 (local shops)
-  Commercial 4 (visitor facilities)
-  Commercial 5 (industrial)
-  Commercial 6 (quarry)
-  Commercial 7 (wharf)
-  Matiatia (gateway)
-  Rural 1 (landscape amenity)
-  Rural 2 (western landscape)
-  Rural 3 (Rakino amenity)
-  Open space 1 (ecology and landscape)
-  Open space 2 (recreation and community facilities)
-  Open space 3 (Rangihoua Park)
-  Open space 4 (marae)
-  Conservation
-  Pakatoa
-  Rotoroa
-  View shafts
-  6.5m Height sensitive areas
-  Land unit boundary

### Map 2

- 10-12 Map reference number
-  Designated land
  
- Scheduled items**
-  Archaeological site
-  Site surrounds for archaeological site(s)
-  Building, object, property or place of special value
-  Conservation Area
-  Site of ecological significance
-  Geological item
-  Site surrounds for geological item
-  Tree
-  Trees
  
- Natural hazard areas**
-  Flood prone land - type A flood plain
-  Flood prone land - type B flood plain
-  Soil warning area
-  Soil register area
-  Erosion risk zone
-  Erosion risk zone
  
- Other additional limitations**
-  Building restriction yard
-  Coastal amenity area
-  Contaminated or potentially contaminated land
-  Development Plan / Concept Plan
-  Boundary of high noise area
-  Airfield
  
- Roading**  All public roads are subject to a notice of requirement
-  Primary road
-  Secondary road
-  Local road
-  Proposed road
-  Unformed road
-  Unformed road - to be closed

### Other

The "updated xx/xx/xxxx" date located bottom right of each sheet is the date that each sheet was updated by Council and not necessarily when the particular change was approved e.g the date on which a consent order was signed.

-  Property boundary
-  Coast